



Brownfields Cleanup Revolving Loan Fund Pilot

**South Florida Regional Planning Council
(Coalition with Miami-Dade County, and the
Cities of Miami and Ft. Lauderdale)**

Outreach and Special Projects Staff (5105)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$250,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, brownfields cleanup revolving loan fund (BCRLF) programs (each funded up to \$1,000,000 over five years), to provide financial assistance for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

In South Florida, urban sprawl has led to the abandonment and deterioration of the older urban corridor. At the same time, greenfield development continues westward, ever closer to the pristine Everglades. This pattern of urban sprawl also threatens to further isolate the corridor's poor and minority residents, cutting them off from the region's prosperity. The South Florida BCRLF coalition pilot will focus on the 115 mile "Eastward Ho! Corridor" located in the eastern portions of Miami-Dade, Broward, and Palm Beach Counties, and the cities of Miami and Ft. Lauderdale. Many properties along this corridor have been abandoned, leaving pockets of substantial poverty and numerous brownfields.

In 1990, Miami-Dade County had the highest percentage of families living in poverty nationally. The Miami-Dade poverty rate is almost three times the national average at 26%, and has resulted in the County's designation as both a federal Empowerment Zone and Enterprise Community. Miami is the nation's

PILOT SNAPSHOT



Date of Announcement: April 2001

Amount: \$2.0 million

BCRLF Target Area:

115 mile corridor in the eastern portions of Miami-Dade, Broward, and Palm Beach Counties, the entire City of Miami, and the North West Progresso Flagler Heights Area of the City of Ft. Lauderdale

Coalition: South Florida Regional Planning Council with Miami-Dade County and the Cities of Miami and Ft. Lauderdale

Contacts:

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Council Brownfields Coordinator
(945) 985-4416

Region 4 Brownfields
RLF Coordinator
(404) 562-8682

Visit the EPA Region 4 Brownfields web site at:
www.epa.gov/region4/topics/cleanup/brownfields.html

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:
www.epa.gov/brownfields

fourth poorest large city, with a poverty rate of 31.2% and an average household income of \$16,900. Miami is also a federal Empowerment Zone.

BCRLF OBJECTIVES

The South Florida Regional Planning Council BCRLF coalition's objectives will complement its regional role in planning for and coordinating intergovernmental solutions and testing mechanisms for efficient operation under a highly fragmented administrative structure. The coalition's goals are to provide a source of funding for brownfields cleanup and urban revitalization and attract public and private investment and partnerships.

FUND STRUCTURE AND OPERATIONS

The South Florida Regional Planning Council is the cooperative agreement recipient and will serve as the lead agency and fund manager. Site manager services will be provided by county and state employees.

The proposed financing structure of South Florida's BCRLF program will be flexible. The length of the loans will be kept as short as practical in order to recycle funds. Loan terms and rates will vary based on the future cash flow of the project and the financing gap between the value of development and the cost of cleanup.

LEVERAGING OTHER RESOURCES

Federal, state, local government, and private sector resources will be used where possible to complement BCRLF funds. Available federal resources include U.S. Department of Housing and Urban Development Economic Development Incentives and Community Development Block Grants, and the incentives that derive from the Empowerment and Enterprise Zone designation. Complementary state funding sources also being considered may include the Florida Brownfields Program Voluntary Cleanup Tax Credit. Private funding is available from the Beacon Council, which encourages businesses to relocate within the target area by offering \$1,750 per new job created and \$1,000,000 for each new project or business.

Use of BCRLF Pilot funds must be in accordance with CERCLA, and all CERCLA restrictions on use of funding also apply to BCRLF funds.
